

THE STATE OF TEXAS  
COUNTY OF HARRIS

We, Yale Meadows Partners, A Texas Ltd. Partnership, owners of the property subdivided in the above and foregoing map of Country Meadows, do hereby make subdivision of said property for and on behalf of said Yale Meadows Partners, A Texas Ltd. Partnership, according to the lines, streets, alleys, parks, and easements shown, and designate said subdivision as Country Meadows in the Joseph House Survey, Abstract No. 34, an addition to the City of Tomball, Harris County, Texas, and on behalf of said Yale Meadows Partners, A Texas Ltd. Partnership, dedicate to the public use, as such, the streets, alleys, parks and easements shown thereon (former except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the clearing of the surface of any portion of streets or alleys to conform to such grades, and do hereby bind ourselves, our successors and assigns to maintain and forever defend the title to the land so dedicated.

Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever, unobstructed easements five (5) feet, or (8) inches in width for power lines, seven (7) feet for back-to-back lots from a plane within (18) feet above the ground level upward, located adjacent to all public utility easements shown hereon. We do hereby dedicate forever to the public a strip of land twenty-five (25) feet wide on each side of the center line for any and all gutters, rainwater, ditches, alleys, or any other natural drainage easements shown located in said subdivision as easements for drainage purposes, giving the City of Tomball and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage works and/or structures.

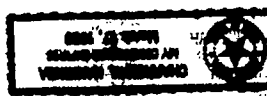
Further, we hereby relinquish all rights of access to major or larger streets or highways shown hereon except by way of the plotted streets shown.

WITNESS our hand in Houston, Harris County, Texas, on this 14 day of May, 1997.

Gary D. Schwing, General Partner  
Yale Meadows Partners, A Texas Ltd. Partnership

THE STATE OF TEXAS

The instrument was acknowledged before me on the 14 day of May, 1997, by Gary D. Schwing, General Partner of Yale Meadows Partners, A Texas Ltd. Partnership, and in the capacities therein stated.

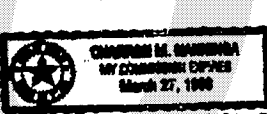


I, Woodforest National Bank, owner and holder of a lien upon said property, hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the lien against said land owned and held by me.



THE STATE OF TEXAS

This instrument was acknowledged before me on the 14 day of May, 1997, by Albert B. Dagle, President of Woodforest National Bank, and in the capacities therein stated.



As the City Manager and City Engineer for, do hereby certify that the plat of this subdivision complies with the City of Tomball subdivision ordinance.

Warren K. Driver, City Manager

R. L. Johnson, P.E., City Engineer

This is to certify that the City Council of the City of Tomball, Texas, has approved this plat and subdivision of Country Meadows, in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat on this 14 day of May, 1997.

John R. Harrington, Mayor

Mary Rogers, Secretary

This is to certify that the city planning commission of the City of Tomball, Texas, has approved this plat and subdivision of Country Meadows, in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat on this 14 day of May, 1997.

Robert E. Wright, Chairman

Mike Cook, Vice-Chairman

I, certify that this plat is wholly within the city limits of the City of Tomball.

Jim Reeves, City Engineer

I, Beverly Kaufman, Clerk of the Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for recording in my office on May 14, 1997, at 5:00 o'clock P.M., and at File Code No. 32-002, of the map records of Harris County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE at Houston, the day and date last above written.

BEVERLY B. KAUFMAN, Clerk of the County Court Harris County, Texas

Beverly Kaufman, Deputy

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL INSTRUMENT IS FILED AND ONLY THOSE TO THE EXTENT THAT SUCH INSTRUMENT HAS NOT BEEN ALTERED OR CHANGED AFTER RECORDING.

OFFICE OF BEVERLY B. KAUFMAN, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILE CODE 32-002  
COUNTRY MEADOWS FINAL PLAT

THIS IS PAGE 1 OF 3 PAGES

REDUCTION 24% CAMERA DESIGNATION M801

KEY MAP

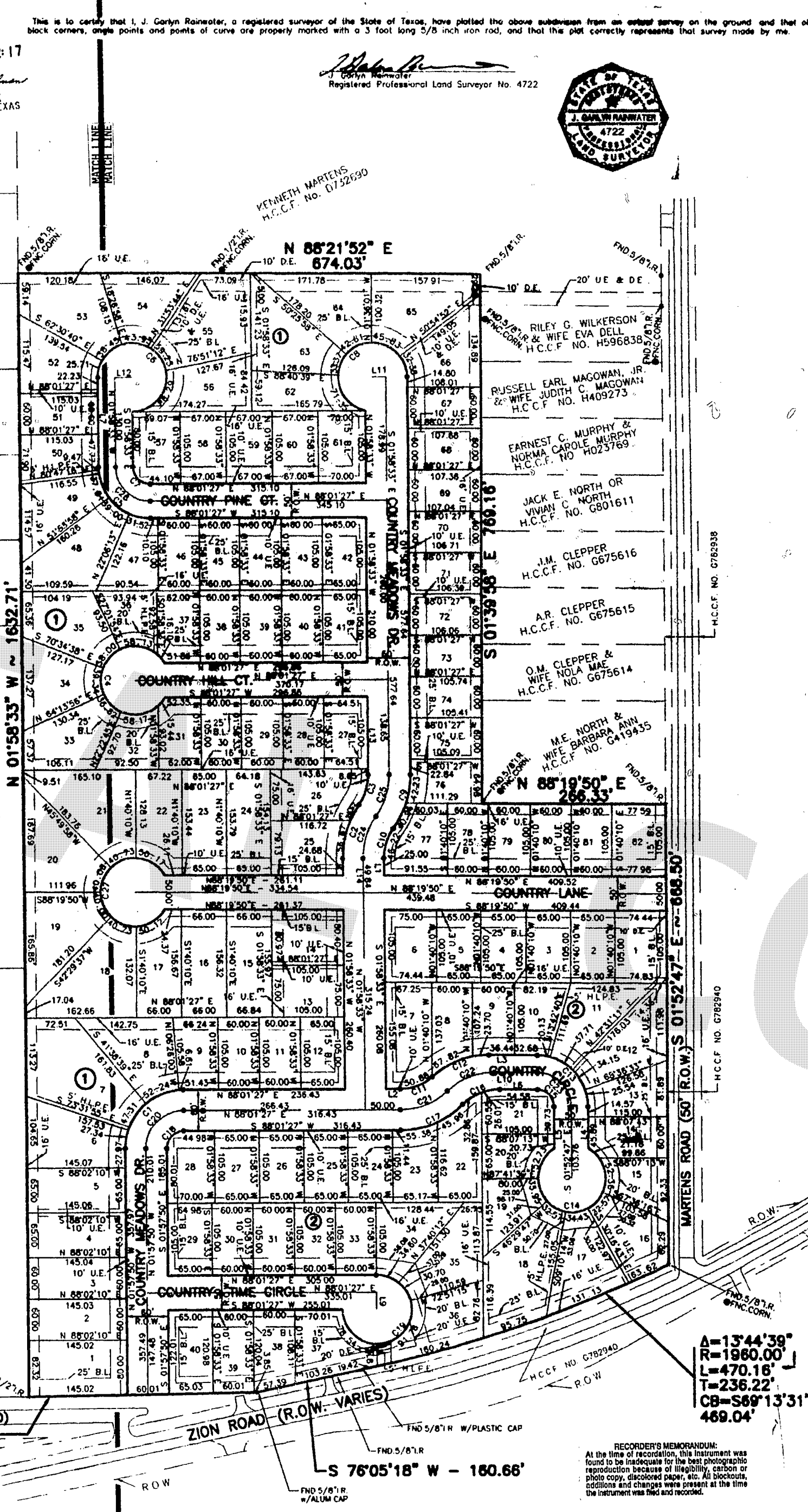
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 01°58'33" E | 25.00    |
| L2   | N 88°01'27" E | 20.00    |
| L3   | N 88°19'50" E | 69.11    |
| L4   | S 01°52'47" E | 60.46    |
| L5   | N 01°52'47" W | 60.46    |
| L6   | S 88°19'50" W | 54.58    |
| L7   | S 01°58'33" E | 130.00   |
| L8   | N 01°58'33" W | 32.64    |
| L9   | N 01°58'33" W | 25.00    |
| L10  | N 88°19'50" E | 61.75    |
| L11  | N 88°01'27" E | 20.00    |
| L12  | S 88°01'27" W | 25.00    |
| L13  | N 01°58'33" W | 113.65   |
| L14  | N 01°58'33" W | 49.84    |

| CURVE DELTA | RADIUS     | ARC    | TANGENT | BEARING | CHORD                |
|-------------|------------|--------|---------|---------|----------------------|
| C1          | 89°59'17"  | 85.00  | 133.50  | 84.98   | N 43°01'48" E 120.20 |
| C2          | 35°18'25"  | 135.00 | 83.19   | 42.96   | N 15°40'39" E 81.88  |
| C3          | 35°18'25"  | 75.00  | 46.22   | 23.87   | N 15°40'39" E 45.49  |
| C4          | 300°00'00" | 50.00  | 261.80  | -28.87  | N 01°58'33" W 50.00  |
| C5          | 90°00'00"  | 75.00  | 117.81  | 75.00   | N 48°58'33" W 106.07 |
| C6          | 270°00'00" | 50.00  | 235.62  | -50.00  | S 46°58'33" E 70.71  |
| C7          | 90°00'00"  | 25.00  | 39.27   | 25.00   | S 46°58'33" E 35.36  |
| C8          | 258°27'47" | 50.00  | 225.55  | -61.24  | N 48°47'33" E 77.46  |
| C9          | 35°18'25"  | 135.00 | 83.19   | 42.96   | S 15°40'39" W 81.88  |
| C10         | 35°18'25"  | 75.00  | 46.22   | 23.87   | S 15°40'39" W 45.49  |
| C11         | 41°38'37"  | 70.00  | 50.88   | 26.62   | N 67°12'08" E 49.76  |
| C12         | 41°57'00"  | 125.00 | 91.52   | 47.92   | N 67°21'20" E 89.49  |
| C13         | 88°47'23"  | 75.00  | 117.53  | 74.73   | S 46°46'29" E 105.87 |
| C14         | 300°00'00" | 50.00  | 261.80  | -28.87  | S 88°01'15" W 50.00  |
| C15         | 89°47'23"  | 25.00  | 39.18   | 24.91   | N 46°46'29" W 35.29  |
| C16         | 44°58'20"  | 75.00  | 58.87   | 31.04   | S 65°50'40" W 57.37  |
| C17         | 44°39'57"  | 130.00 | 101.34  | 53.46   | S 65°41'28" W 98.80  |
| C18         | 89°59'17"  | 25.00  | 39.26   | 24.99   | S 43°01'48" W 35.35  |
| C19         | 270°00'00" | 50.00  | 235.62  | -50.00  | S 43°01'27" W 70.71  |
| C20         | 89°59'17"  | 55.00  | 86.38   | 54.99   | N 43°01'48" E 77.77  |
| C21         | 43°12'49"  | 100.00 | 75.42   | 39.61   | N 66°25'03" E 73.65  |
| C22         | 43°51'12"  | 100.00 | 75.96   | 39.92   | N 66°34'14" E 74.14  |
| C23         | 89°47'23"  | 25.00  | 39.18   | 24.91   | S 46°46'29" W 70.58  |
| C24         | 35°18'25"  | 105.00 | 64.70   | 33.42   | N 15°40'39" E 63.68  |
| C25         | 35°18'25"  | 105.00 | 64.70   | 33.42   | N 15°40'39" E 63.68  |
| C26         | 90°00'00"  | 50.00  | 78.54   | 50.00   | N 46°58'33" W 70.71  |
| C27         | 90°00'00"  | 50.00  | 261.80  | 28.87   | N 01°40'10" W 50.00  |

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

GARRETT AND JUDITH  
H.C.C.F. NO. C953127

ZION RD. (CLOSED)  
S 87°07'16" W  
333.91'



A=13°44'38"  
R=1960.00'  
L=470.18'  
T=236.22'  
CB=S89°13'31"W  
469.04'

RECORDERS MEMORANDUM:  
At the time of recording, this instrument was found to be accurate to the best of the recorder's knowledge and belief, and no objections or changes were present at the time of recording.

6/14/97 20011111 141285 150.00

LEGEND  
B.L. BUILDING LINE  
U.E. UTILITY EASEMENT  
D.E. DRAINAGE EASEMENT  
H.L.P.E. HOUSTON LIGHTING & POWER EASEMENT

- NOTES:
- 1) - SUBJECT TO BUILDING ORDINANCES NOW IN FORCE.
  - 2) - TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE COMPANY, CASE NO. 90 SW 22847-E, DATED JANUARY 4, 1998.
  - 3) - THERE IS NO VISIBLE SURFACE OF PIPELINES OR PIPELINE EASEMENTS WITHIN TRACT OR WITHIN 100 FEET OF SAME OTHER THAN THOSE SHOWN HEREON.
  - 4) - PERMANENT STRUCTURES, INCLUDING FENCES, SHALL NOT BE ERRECTED IN OR ACROSS A DRAINAGE EASEMENT WHICH WILL IMPAIR FREE FLOW OF WATER IN THE DITCH OR ACCESS TO THE EASEMENT BY DRAINAGE CREWS OR EQUIPMENT.
  - 5) - DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR PURPOSES OF DRAINAGE WORK.
  - 6) - SIDEWALKS SHALL BE PLACED WITHIN THE RIGHT OF WAY BY THE BUILDER TO THE CITY OF HOUSTON SPECIFICATIONS.
  - 7) - CONSTRUCTORS SHALL NOTIFY PIPELINE COMPANIES BEFORE ANY CONSTRUCTION OVER PIPELINE EASEMENTS.
  - 8) - PUBLIC UTILITIES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR ANY PUBLIC UTILITY, INCLUDING THE CITY OF HOUSTON, SHALL HAVE THE RIGHT AT ALL TIMES OF BUSINESS HOURS TO ENTER AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ACCESS TO OR REMOVING ALL PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AS AT ANY TIME OF PRODUCING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY INCLUDING THE CITY OF HOUSTON SHALL HAVE THE RIGHT TO MOVE, KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, BUSH, OR GROWTHS OR IMPROVEMENTS THAT IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF HOUSTON OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REMEDIATING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTIONS, IMPROVEMENTS, CROWN, ETC., IN THE PUBLIC EASEMENTS.
  - 9) - BUILDING LINE TRANSITIONS ARE 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
  - 10) - THE HOUSE BUILT ON LOT 37, BLOCK 2, SHALL FACE NORTH WITH A 16 FOOT SIDE LOT BUILDING LINE ON EAST SIDE (STREET) AND 5 FOOT SIDE LOT BUILDING LINE ON WEST SIDE.
  - 11) - THE SIDE BUILDING LINE SHALL NOT BE LESS THAN 5 FEET FROM SIDE PROPERTY LINE EXCEPT WHERE THE LOTS SIDE ON STREET PROPERTY, THE BUILDING LINE SHALL NOT BE LESS THAN 15 FEET FROM THE PROPERTY LINE, UNLESS NOTED OTHERWISE.
  - 12) - THE REAR BUILDING LINE SHALL NOT BE LESS THAN 15 FEET FROM THE PROPERTY LINE EXCEPT WHERE NOTED OTHERWISE.
  - 13) - VARIANCES WERE GRANTED FOR A 20 FOOT FRONT BUILDING LINE WITH A 50 FOOT MIN. DISTANCE AT THE BUILDING LINE FOR LOTS 34 AND 36, BLOCK 1, LOTS 15, 20, AND 34, BLOCK 2.

FLOOD STATEMENT:  
BASED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4801C0010 C, DATED SEPTEMBER 28, 1990, THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
NOTE: THIS STATEMENT IS BASED ON THE SCALED LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

OWNER:  
YALE / MEADOWS PARTNERS,  
A TEXAS LTD. PARTNERSHIP  
GARY D. SCHWING, GENERAL PARTNER  
4801 WOODWAY DR. SUITE 300E  
HOUSTON, TEXAS 77056  
PHONE: (281) 209-9666

ENGINEER:  
MUNICIPAL ENGINEERING CO., INC.  
3301 FEDERAL ROAD  
PASADENA, TEXAS 77504  
PHONE: (713) 941-8988

SURVEYOR:  
FOSTER - RAINWATER &  
ASSOCIATES, SURVEYING  
4202 ALLEN ROAD  
PEARLAND, TEXAS 77584  
PHONE: (281) 489-0189

FINAL PLAT  
OF  
COUNTRY MEADOWS  
A 29.1904 ACRES OUT OF THE  
JOSEPH HOUSE SURVEY, ABSTRACT  
NO. 34, HARRIS COUNTY, TEXAS  
CONTAINING  
119 SINGLE FAMILY LOTS 2 BLOCKS  
100 0 100 200 300 Feet  
SCALE: 1" = 100'



